



A. Settlement Statement (HUD-1)

<b>B. Type of Loan</b>					
1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> RHS    3. <input type="checkbox"/> Conv. Unins.		6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:	
4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins.		<div></div>	<div></div>		
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: CHERELL M. HALLETT		E. Name & Address of Seller:		F. Name & Address of Lender: FINANCE OF AMERICA MORTGAGE LLC -WHOLESALE 8023 EAST 63RD PLACE SUITE 700 TULSA, OK 74133	
G. Property Location: 1782 REVERE AVENUE SAN FRANCISCO, CA 94124 (SAN FRANCISCO) (5338-026)		H. Settlement Agent    PLACER TITLE COMPANY 9085 FOOTHILLS BLVD., ROSEVILLE, CA 95747 (800) 542-4113		I. Settlement Date	
		Place Of Settlement:    9085 FOOTHILLS BLVD., ROSEVILLE, CA 95747 (800) 542-4113			

J. Summary of Borrower's Transaction		
<b>100. Gross Amount Due From Borrower</b>		
101. Contract sales price		
102. Personal Property		
103. Settlement Charges to Borrower (line 1400)		\$2,182.00
104.		
105.		
<b>Adjustments for items paid by seller in advance</b>		
106. City/town taxes		
107. County Taxes                      to		
108. Assessments		
109.		
110.		
111.		
112.		
<b>120. Gross Amount Due From Borrower</b>		<b>\$2,182.00</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		
201. Deposit or Earnest Money		
202. Principal amount of new loan		\$950,000.00
203. Existing loan taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
<b>Adjustments for items unpaid by seller</b>		
210. City/town taxes		
211. County Taxes                      to		
212. Assessments		
213.		
214.		
215.		
216.		
217.		
218.		
219.		
<b>220. Total Paid By/For Borrower</b>		<b>\$950,000.00</b>
<b>300. Cash At Settlement From/To Borrower</b>		
301. Gross Amount Due From Borrower (line 120)		\$2,182.00
302. Less Amounts Paid By/For Borrower (line 220)		\$950,000.00
<b>303. Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower		\$947,818.00

K. Summary of Seller's Transaction		
<b>400. Gross Amount Due To Seller</b>		
401. Contract sales price		
402. Personal Property		
403.		
404.		
405.		
<b>Adjustments for items paid by seller in advance</b>		
406. City/town taxes		
407. County Taxes                      to		
408. Assessments		
409.		
410.		
411.		
412.		
<b>420. Gross Amount Due To Seller</b>		
<b>500. Reductions In Amount Due To Seller</b>		
501. Excess deposit (see instructions)		
502. Settlement Charges to Seller (line 1400)		
503. Existing loan taken subject to		
504. Payoff of first mortgage loan		
505. Payoff of second mortgage loan		
506.		
507.		
508.		
509.		
<b>Adjustments for items unpaid by seller</b>		
510. City/town taxes		
511. County Taxes                      to		
512. Assessments		
513.		
514.		
515.		
516.		
517.		
518.		
519.		
<b>520. Total Reduction Amount Due Seller</b>		
<b>600. Cash At Settlement To/From Seller</b>		
601. Gross Amount Due To Seller (line 420)		
602. Less Deduction in Amt. Due To Seller (line 520)		
<b>603. Cash</b> <input type="checkbox"/> To <input type="checkbox"/> From Seller		\$0.00

<b>L. Settlement Charges</b>			
<b>700. Total Real Estate Broker Fees</b>		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:			
701. Commission to in the amount of \$0.00			
702. Commission to in the amount of \$0.00			
703. Commission paid at Settlement			
704.			
<b>800. Items Payable In Connection With Loan</b>			
801. Our origination charge (from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen (from GFE #2)			
803. Your adjusted origination charges to Finance of America Mortgage LLC -Wholesale (from GFE A)			
804. Appraisal Fee (from GFE #3)			
805. Credit Report (from GFE #3)			
806. Tax Service to Finance of America Mortgage LLC -Wholesale (from GFE #3)			
807. Flood Certification to Finance of America Mortgage LLC -Wholesale (from GFE #3)			
<b>900. Items Required By Lender To Be Paid In Advance</b>			
901. Interest (from GFE #10)			
902. Mortgage Insurance Premium (from GFE #3)			
903. Homeowner's insurance (from GFE #11)			
<b>1000. Reserves Deposited With Lender</b>			
1001. Initial deposit for your escrow account (from GFE #9)			
1002. Homeowner's insurance months @ per month			
1003. Mortgage insurance months @ per month			
1004. Property taxes months @ \$ per month			
1007. Aggregate Adjustment			
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance (from GFE #4)		\$1,785.00	
1102. Settlement or closing fee to PRC division of Placer Title Company \$700.00 Total: \$700.00			
1103. Owner's title insurance to PRC division of Placer Title Company (from GFE #5)			
1104. Lender's title insurance to PRC division of Placer Title Company			
1105. Lender's title policy limit \$950,000.00			
1106. Owner's title policy limit			
1107. Agent's portion of the total title insurance premium to PRC division of Placer Title Company \$745.75			
1108. Underwriter's portion of the total title insurance premium to First American Title Insurance Company \$39.25			
1110. Signing Service to Sam Lam \$250.00			
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges (from GFE #7)		\$397.00	
1202. Deed \$ Mortgage \$172.00 Releases \$			
1203. Transfer taxes (from GFE #8)			
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$ Mortgage \$			
1206. Building Homes and Jobs Act Fee to MLHC Recording Account \$225.00			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for (from GFE #6)			
1302. Survey			
1303. Pest Inspection			
<b>1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)</b>		<b>\$2,182.00</b>	<b>\$0.00</b>

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201		\$397.00
	#		
	#		
	#		
	#		
	#		
	#		
	#		

Total  
Increase between GFE and HUD-1 Charges

\$0.00	\$397.00
\$397.00	or

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily interest charges	# 901 \$0.00 /day		
Homeowner's insurance	# 903		
	#		
	#		
	#		

Loan Terms

Your initial loan amount is	\$ 950,000.00
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<div>\$ includes</div> <div><input type="checkbox"/> Principal</div> <div><input type="checkbox"/> Interest</div> <div><input type="checkbox"/> Mortgage Insurance</div>
Can your interest rate rise?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of %.</div> <div>The first change will be on and can change again every after.</div> <div>Every change date, your interest rate can increase or decrease by %.</div> <div>Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than %.</div>
Even if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$ .
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$</div> <div>The maximum it can ever rise to is \$ .</div>
Does your loan have a prepayment penalty?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ .
Does your loan have a balloon payment?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ due in</div> <div>years on .</div>
Total monthly amount owed including escrow account payments	<div><input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself.</div> <div><input type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$ . This includes principal, interest, any mortgage insurance and any items checked below:</div> <div><div><input type="checkbox"/> Property taxes</div><div><input type="checkbox"/> Homeowner's insurance</div><div><input type="checkbox"/> Flood insurance</div><div><input type="checkbox"/></div></div>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Supplemental Page  
HUD-1 Settlement Statement

Proceeds paid as:

\$947,818.00 to Cherell M. Hallett

Itemization	Buyer	Seller
Line 1101		
a. 24 Month Tax History to PRC division of Placer Title Company	\$25.00	
b. Express delivery service fees to PRC division of Placer Title Company		
c. Title examination to PRC division of Placer Title Company		
d. E-Recording Service Fee to eRecording Partners Network (ePN)	\$25.00	
Total:	\$50.00	\$0.00
Line 1102		
a. Settlement or closing fee to PRC division of Placer Title Company \$700.00 Total: \$700.00	\$700.00	
b. Notarial Signing and Coordination Service to PRC division of Placer Title Company		
c. Attorney's fees to		
d. Workcharge / Doc Prep & Coordination Fee to PRC division of Placer Title Company		
Total:	\$700.00	\$0.00
Line 1103		
a. Title - Owner's Title Insurance Premium \$0.00 to PRC division of Placer Title Company		
b. Endorsement(s) to PRC division of Placer Title Company		
Total:	\$0.00	\$0.00
Line 1104		
a. Lender's coverage \$950,000.00 Premium \$760.00 to PRC division of Placer Title Company	\$760.00	
b. ALTA 14.3-06/CLTA 111.14.3-06 (Reverse Mortgage) Endorsement(s) to PRC division of Placer Title Company	\$25.00	\$0.00
c. ALTA 22-06/CLTA 116.01-06 (Lenders - Location) Endorsement(s) to PRC division of Placer Title Company	\$0.00	\$0.00
d. ALTA 5-06/CLTA 115.2-06 (Planned Unit Development) Endorsement(s) to PRC division of Placer Title Company	\$0.00	\$0.00
e. ALTA 8.1-06/CLTA 110.9-06 (06/17/06) Environmental Protection Lien Endorsement(s) to PRC division of Placer Title Company	\$0.00	\$0.00
f. ALTA 9-06/CLTA 100.2-06 Restrictions, Encroachments, Minerals (04-02-12) Endorsement(s) to PRC division of Placer Title Company	\$0.00	\$0.00
Total:	\$785.00	\$0.00
Line 1109		
a. Additional Escrow Fee to PRC division of Placer Title Company		
Total:	\$0.00	\$0.00
Line 1110		
a. Signing Service to Sam Lam \$250.00	\$250.00	
Total:	\$250.00	\$0.00

I have carefully reviewed the HUD Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD Settlement Statement.

**BORROWERS**

\_\_\_\_\_  
CHERELL M. HALLETT

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent	Date
_____	_____